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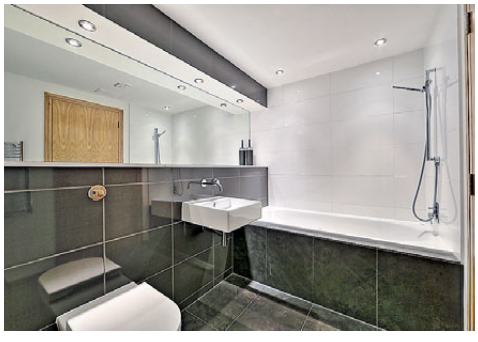

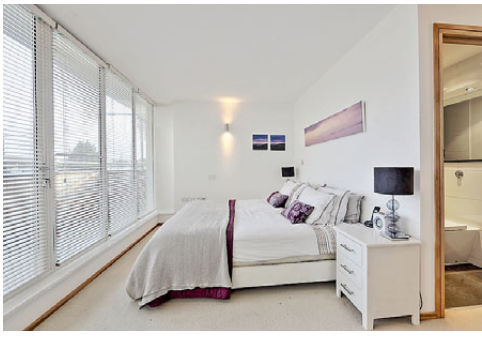

Sheen Road, Richmond, TW9

Modern three bedroom apartment situated on the second floor of this residential development and located 0.5 miles from Richmond centre and station. Reception room, three bedrooms (one en suite), family bathroom, balcony, allocated underground off street parking, further storage area. EPC rating B

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COVER IMAGE: PHOTOGRAPH BY ANDREAS VON EINSIEDEL

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Letter from the EDITOR

Are you ready for spring, readers? After an especially arctic winter I certainly am. Seeing London in bloom is a stunning sight, and we're truly lucky to live in such a green part of town. Richmond Park is a glorious green space all year round but with leaves back on the trees and flowers in full bloom there's very few places I would rather be. Of course, Richmond Park is not our only green space. There's the Green itself, Old Deer Park too and Barnes Common, of course. Not forgetting the impressive outdoor space that is the WWT London Wetland Centre, we're utterly spoilt with our local scenery. Towards Twickenham there's Marble Hill Park and the Green again, and further upstream there's Kew Gardens, which surely needs no introduction. To bring a slice of spring into your home, in this issue Kara O'Reilly rounds up four key looks to help bring the outdoors in on page 24.

Sticking with the interiors theme, there's an expert guide on choosing your new kitchen on page 32 and the founder of Brew Café, which has restaurants in Clapham, Wimbledon, Wandsworth and Putney, and soon Kew, shows us around his gorgeous family home in Richmond. To see our exclusive photographs, and to read Jason Wells' story, turn to page 20. We're also giving away two fabulous home prizes this month, see page 19 for details.

Elsewhere in the issue we catch up with super star Keira Knightley, who hails from Teddington on page 8 and long-time Barnes resident poet Roger McGough, who tells us about his latest collaboration with Michael Rosen on page 12. I hope you enjoy the issue.

Lorraine

Lorraine Crighton-Smith
Editor

Through the keyhole of Brew Cafe founder Jason Wells' stylish family home in Richmond. Turn to page 20

Consider a holiday home in the Cotswolds, on page 48

Kara O'Reilly reveals how to bring the outdoors in this spring, see page 24

SARAH MAINGOT / CELEBRITY PICTURES

no IMITATION

With Oscar buzz and impending motherhood taking centre stage in her life, Keira Knightley explains why there is no place like home

W STEPHEN MILTON

Keira Knightley purses that unbalanced pout, tightening the skin around her pointed cheekbones. She offers an icy stare. 'Please,' she says with clipped indignation. 'Don't bother to sugar coat it. You can't take it away now. I'm a natural bitch, that's what you're trying to say.'

She throws her hands up in defence and goes to curve her seat away from me. 'You've really done it now.' What follows is a hyper dramatic flounce of her dark locks and a taut glower in my direction. And then, the actress grins widely. 'See, I could do a good villain. But it never comes my way.'

We're remarking on an upcoming role in *The Other Typist*, a still in development adaptation of Suzanne Rindell's 1920s set noir thriller where a lonely secretary becomes dangerously obsessed with a new recruit in the typing pool. It's unclear which role Keira, who grew up in Teddington, will assume — we're both hoping it's the darker, unhinged character.

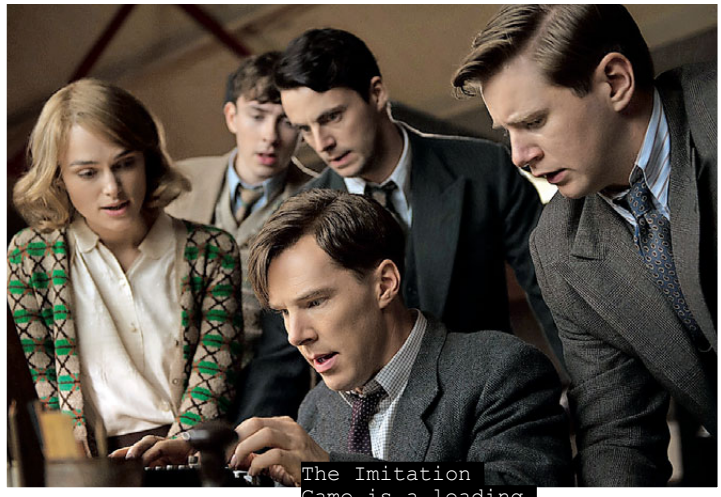
'It's still all up in the air, but there's certainly a new territory there for me to explore,' she states. 'And away from this film, playing the villain is pure fun so of course I want the opportunity to be bad. When I'll get that chance though…' she shrugs with a gentle smile.

With husband James Righton

Given the recent breaking news of Keira falling pregnant with her first child with husband, Klaxons musician James Righton, it could be some time before the star gets the chance to play 'bad'. Not that it's affecting her power within the industry. At the time of writing, Keira was nominated for a Supporting Actress nod at the Golden Globes for a dazzling performance in Morten Tyldum's *The Imitation Game*. It's a strong indicator of an Oscar nod this month, her second after 2005's *Pride and Prejudice*.

Mercifully, she eschews the polite, self-effacement offered by her peers when it comes to such glittering matters. Instead, Keira is chuffed with the recognition. 'I'm thrilled if it happens and I'm not afraid to admit that,' she smiles. 'It's wonderful earning that respect. Now you can't base yourself around awards, that's not healthy, but honestly, it really is fantastic.' ›

Canonbury, where Keira calls home today


The Imitation Game is a leading contender this awards season

In a structured, mesh print Chanel suit, being the long-time face of the brand, she's immeasurably slim and undeniably breathtaking in the flesh as we chat amongst the dark, airy confines of a suite in London's Corinthia hotel.

The laidback actress, who swapped Teddington for North London, now lives with her husband in a four-storey mansion in Canonbury. She remains resolutely glamorous.

A noted advantage in Hollywood, it's somewhat backfired on Keira, who's often been criticised of appearing too glossy for her work. Critics voiced their vitriol on her casting as 'plain' Joan Clarke in *The Imitation Game*, the only female codebreaker who worked alongside Alan Turing (Benedict Cumberbatch) at Bletchley Park. Together, they helped crack some of the most difficult Navy Enigma ciphers during WWII and the intelligence she gathered saved countless lives.

My idea of a lovely day is ambling around Upper Street or heading to the Barbican

'I think everybody is going to have their opinions, and that's fine,' she shrugs. 'They said the same with Elizabeth in *Pride and Prejudice* so it's nothing new. I mean, I'm not glamorous in my day to day life, so I'm kind of thrilled that people think I'm glamorous in general. I know I say that, sitting here in Chanel, saying "I'm not normally glamorous", but I'm not!'

Due to give birth in late summer, Keira will then prepare for her next big project — Zola's *Therese Raquin* on Broadway. But in preparation for the new arrival, she admits after six films in three years, a little downtime at home is in desperate need. 'I love to work but it's like everyone, we all burn out and need some time to regroup.'

This will surely give her time to acquaint herself with her new area in N1. 'I've always loved that little pocket of North East, just off Central London. Not too close, but not too far. My idea of a lovely day is ambling around Upper Street or heading to the Barbican, so it's nice to have the time to do that.'

As she faces a major milestone in March — her 30th birthday — does the actress hold any fears as she leaves her 20s behind? 'None whatsoever,' she beams. 'God, I was all over the place in my 20s, I'm immensely looking forward to a new decade. Onwards and upwards, I say.' Playing bad or not, Keira Knightley continues to be one to watch.

The Imitation Game is out on DVD this spring

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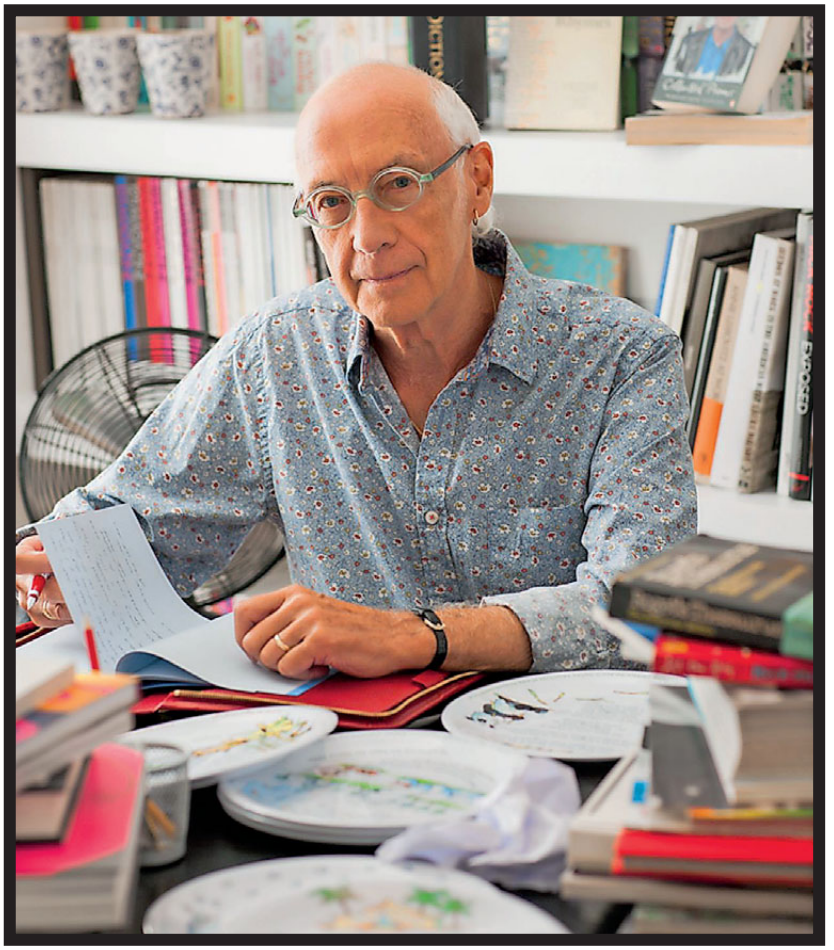


ROGER THAT

Spot the iconic poet Roger McGough supping a pint in one of his favourite Barnes watering holes

Words GEORGINA LANGFORD

According to Twitter, the 77-year-old Roger McGough's New Year's resolution for 2015 was 'to push myself well within my limits'. It's a classic slice of dry Scouse wit from the revered poet, whose forthright, frank and funny verses have lined the nation's bookshelves for the past 50 years. The longtime Barnes resident has penned 100 poetry collections, plays and one autobiography (which documents his rise from an anarchic Merseyside musician to a French teacher and onwards, as he became known as 'the people's poet').

This year sees the reissue of *You Tell Me!*, a collection of poems by Roger and Michael Rosen, first published in 1981. It is beloved by children of a certain generation for both its silly and serious takes on school life. 'Books like this are on a publisher's list for so long that they drop off the end and get forgotten about,' says Roger, with a wry smile. 'Thankfully, Janetta Otter Barry at Francis Lincoln publishers is a huge advocate of children's poetry, and she believes in what Michael and I do. She suggested we 'refresh' *You Tell Me!* and bring it back, so really the energy came from her.'

I do like to write something edgy but not always – I can be as soppy as the next man!

For Roger, revisiting the book was a good excuse to meet up with Michael, his collaborator for many years. 'We've been old pals for a long, long time, and are great admirers of each other's work. We are very different sorts of poets, really, and that was apparent when the original *You Tell Me!* first came out. Michael is more of a narrative storyteller, whereas I focus on more quirky stuff, but between us we aren't afraid of the more serious subjects,' he says.

Roger has fought off criticism of some of his poems, such as *The Lesson* (which describes a metaphorical classroom massacre), for their violent imagery. 'Michael was always very positive about things like that, saying "you mustn't give in to one or two people who think poetry

The beautiful Barnes area is a big influence on Roger's writing

should only be about certain things",' says the Liverpudlian, who adds, 'I do like to write something edgy, but not always — I can be as soppy as the next man, if I'm in the right mood!'

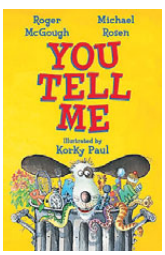
'People often ask me what sort of state poetry is at right now,' continues Roger, reflecting on his literary sphere, 'and I would say that actually, it is pretty buoyant! I see young poets performing at festivals, all reading from their iPads, all very energetic, I do admire them! Even here in Barnes, there is a Stanza, an offshoot of The Poetry Society, who perform at The Red Lion pub; I love to get a pint and listen to them. I'm always a bit tempted to get involved but I fear they might chase me away!' he laughs.

There is nothing the poet loves more than setting down his pen at the end of a 'long, lonely day slaving away in my study' and heading out to The Red Lion or The Sun to catch up with friends. 'The Sun is a particularly nice little local to meet up with people in,' he says. 'There are actually quite a few poetry people around. I often see Judith Kerr walking about, and David Harsent — he's just won the T S Eliot Poetry Award, so I should probably borrow a few quid off him now, or at the very least get a pint out of him!' Roger chuckles.

The poet is well and truly part of the furniture in the Barnes area, having lived here for years. 'This area is good for kids; we first came here because we had young children, so we wanted to bring them up here,' he says. He previously lived in Notting Hill Gate, 'and I missed it at first. It was very lively there, and Barnes was a very 'family' sort of place, it seemed a little staid in comparison. But in fact, it suited me perfectly, because it is quiet. Barnes always thinks of itself as a village, which I have always found rather quaint, and it is always peaceful. My wife and I like to go for walks around the Leg of Mutton and along the river.'

In fact, Barnes has become such an integral part of Roger's life that his work has been influenced by our leafy lanes. 'I've written several poems after jogging about in Barnes — maybe after meeting a bird in the park, these fantasy things come out of my brain,' he tells us. 'I often like to write after I've been out for a jog — but hold on, I don't want to give the impression that I run miles, just to be clear, I 'jog-ette'!'

You Tell Me! (2015 reissue) by Roger McGough and Michael Rosen is available now in paperback, published by Francis Lincoln Children's Books



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EYE OF THE BEHOLDER

This spring the V&A will present the only major retrospective in Europe of the work of the visionary fashion designer Lee Alexander McQueen. Savage Beauty, opening on 14 March, will feature a wide range of his designs, including some early rare pieces. See more at vam.ac.uk

Philip Treacy for Alexander McQueen, La Dame Bleu, S/S 2008

Outline Editions, Kristjana S.Williams

ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

FAIR GAME

The Affordable Art Fair returns to where it all started at Battersea Park from 12-15 March, featuring an extensive selection of paintings, original artist-made prints, sculpture and photography on sale from £100-£5,000. Those new to art buying can be introduced to the UK's 'friendliest fair' with guided tours, education centres and workshops.

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OBSESSIVE TENDENCIES

Magnificent Obsessions: The Artist as Collector, running until 25 May at the Barbican Centre, is the first major exhibition in the UK to present the fascinating personal collections of post-war and contemporary artists, including Peter Blake, Edmund de Waal, Damien Hirst and Andy Warhol.
Silk Street EC2Y 8DS; 020 7638 8891; barbican.org.uk

Damien Hirst, Murderme collection

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DOGS OF WAR

Between 1966 and 2006, Libby Hall collected old photographs of dogs, acquiring thousands of images to assemble what is possibly the largest number of canine pictures ever gathered by one person. At the Bishopsgate Institute, from 10 March, she has selected her favourite images to reveal the unique bond between man and dog in a special First World War exhibition.
See more at bishopsgate.org.uk

Online
For more March events not to miss visit theresident.co.uk

KEEP THE FAITH

On the back of her recent Brit Award nomination, Paloma Faith heads to The O2 on 25 March. For tickets, visit theo2.co.uk

Language of dance
York Dance Project continues its relationship with Robert Cohan CBE, one of the giants of modern dance, who this year celebrates his 90th birthday. The company's spring programme includes the world premiere of Cohan's Lingua Franca, his first new work in a decade, and heads to Sadler's Wells on 10 March.
Rosebery Avenue EC1R 4TN; 0844 412 4300; sadlerswells.com

PICTURES: JOHAN PERSSON, PARI NADERI

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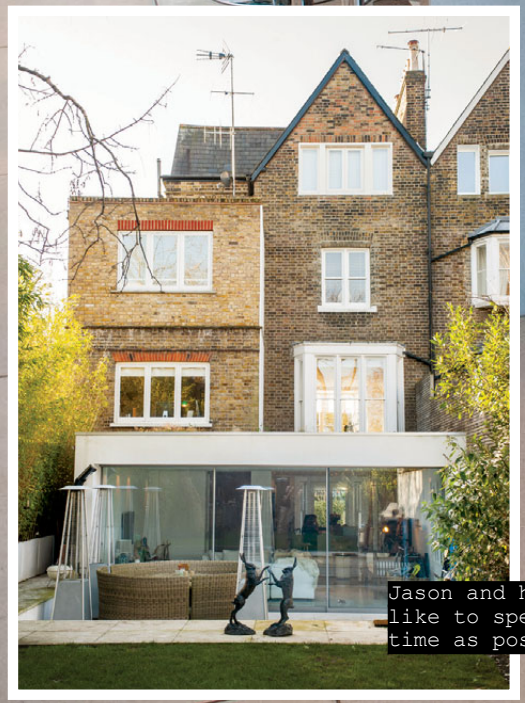
EASY LIVING

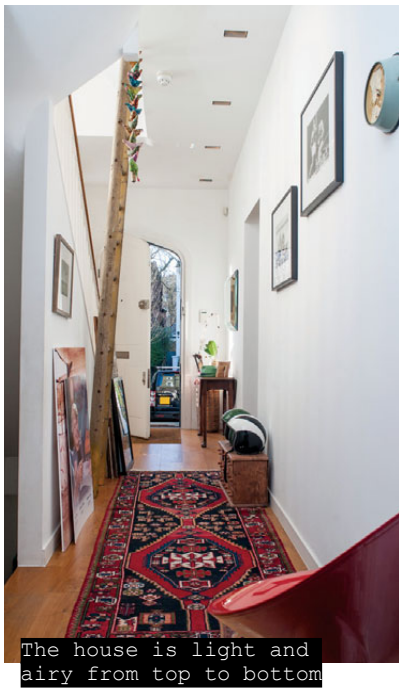
Jason Wells' light-filled Richmond home pays homage to his Australian roots

Words VICKY MAYER



Jason and his family like to spend as much time as possible outdoors

The sunny ground floor is open plan, providing the perfect place to meet and entertain



The house is light and airy from top to bottom

Keen chef Jason has an impressive collection of cookery books

Australia is known for its bright, modern homes so it comes as no surprise that Melbourne born restaurateur Jason Wells has recreated a similar look in his stylish Richmond home.

As owner and creator of the successful Brew cafes in south west London, Jason has bought the enviable Aussie lifestyle to the home he shares with his wife Jacqueline, and his children, Grainne, 16 and Caellum, 15.

The family moved from Barnes three years ago in search of a family sized home that was good for entertaining and could offer Jason a driveway too.

Their handsome house is situated a stone's throw from Richmond Park and with neighbours including Sir David Attenborough and actor Tom Hardy, it ticks all the right boxes.

But for busy businessman Jason it was the open plan design and light-filled rooms that convinced him he'd found the right home.

'I wasn't looking for a particular type of house,' he explains. 'I just knew I wanted somewhere that was good for entertaining and that would feel like home. I'm the sort of person who feels things instantly and when I walked into the house I knew in about two seconds that I loved it.

I wanted somewhere that was good for entertaining and felt like home

'What sold me was the enormous kitchen/dinner on the ground floor that leads to the garden. Like most Aussies, I like to spend as much time as I can outdoors and I knew we could do that here. We've hardly touched the house really except for rearranging the garden and installing a fire pit on the patio. We're never indoors in the summer, we live, entertain and cook outdoors.'

Jason's five bedroom house is cleverly designed so his children have the run of the top floor. Meanwhile, the master bedroom with ensuite and guest bedroom lies one floor down, ensuring privacy for everyone.

Jason describes his taste as minimal and modern. 'I don't like houses that are all one style,' he says, 'if you can mix things up successfully I think it really works.'

True to his word, the house is a ›

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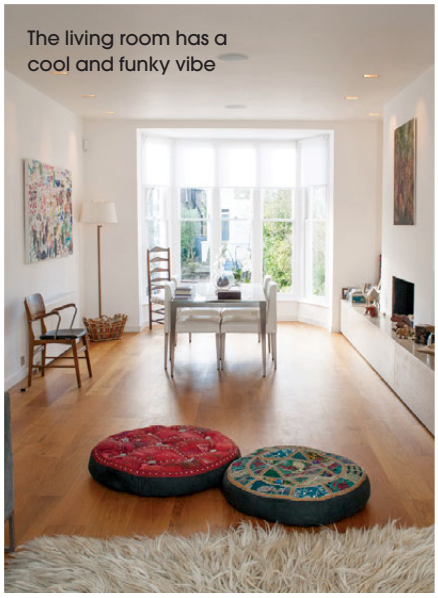

The living room has a cool and funky vibe

comfortable mix of old and new with antique pieces like his French dining table made in 1647 and modern bespoke furniture made in Melbourne.

Against a simple whitewashed background, Jason's extensive art collection stands out too.

'My art is mainly Australian,' he says, 'I've got prints by Sydney Nolan and I love the Aboriginal artist Albert Namatjira too.'

This house is all about friends, family and fun

When he's not busy running his busy restaurant empire and planning for the launch of Brew number five this spring in Kew, you'll find Jason at home cooking for his family and friends.

'Monday night in our house is champagne night,' he says, 'I do the cooking; we'll crack open a bottle of champers and the kids are in charge of the music on Sonos. By nine it's all over; we don't do it every week but it's a great way to start the week off.

'That's what this house is all about,' he concludes, 'friends, family and a fun place to live.'

Jason's Richmond Recommendations

- You can't beat The Teddington Cheese on Hill Rise, they really know their stuff
- I like to hang out at Philglas & Swiggot on Hill Rise. It's run by two fellow Aussies. They recommend some great wines and I get to chat about Aussie Rules football with them
- In the summer Stein's is my favourite place to go in Richmond. Sitting in the open air by the river, eating German sausages and drinking great beer is a real local pleasure

Clean lines and colours work well together in the master bedroom

PHOTOGRAPHS: GLEN WILKINS

SPRING GREENS

Freshen up your home with one of this season's key looks

Story KARA O'REILLY

Moody hues

For one of the key looks in its new interiors collection, Marks & Spencer teams botanical greens with moody background hues for a totally contemporary pairing.

From left: Harper loveseat in Aristo Print Green, £899; Harper sofa in Conte Velvet Moss, £1,299; Jolie footstool in Woodland Fern Black, £279; matching armchair, £549; marksandspencer.com

Pattern perfection

Turn your bed into a statement piece by shying away from neutrals and embracing pattern and colour. This classic handcrafted Churchill bed by And So To Bed is upholstered in a beautiful bold print by fabric house Manuel Canovas.
From £9,000; andsotobed.co.uk

Shutting up

We're now all very familiar with the idea of feature walls as a decorating device, but how about ringing the changes by adding a shot of colour in the shape of a bold window treatment such as these zingy custom-made shutters instead?
Tier-on-Tier Shutters, from £320 per sq m; shutterlyfabulous.com

[illegible]

Don't want to go the whole hog and redecorate in this season's spring greens? Then make a nod to the trend with a chic accessory such as this eye-catching lamp by lighting specialists, Pooky.
Trixie Table Lamp, £130, and Empire Shade, £50; pooky.com

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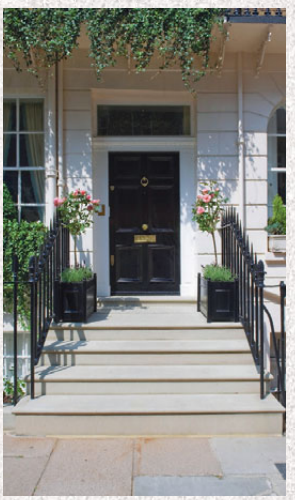

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Don't Move, Improve!

Celebrating 15 years of basement conversion success

Award-winners Advantage Basements are the gold standard in basement conversions and bespoke architectural services in the London and Surrey area, and this year marks 15 years in the business! Director Steve McStea says 'These days increasing numbers of homeowners are opting for home improvements and extensions rather than moving home as you can save yourself the stress and instead add value to your home. Perhaps the most exciting reason to "extend" underground is that you can really enhance your family's lifestyle.'

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Whether it's a games room you desire, a cinema room, another bedroom for your growing family or a wine cellar — your basement conversion or extension will significantly improve your daily life as well as adding value to your home. Valerie in Wandsworth decided on a basement conversion when her family began to need more space and required an extra playroom/family room. 'It seemed more rational to extend rather than move to a bigger place, so we compared different companies and chose Advantage Basements. We were still living in the house as the work was going on but the team were fantastic and as tidy as they could be. The feeling of extra space makes such a difference and there is great lighting — it doesn't feel like an addition to the house but a natural part of it. It has truly changed life for the better as there is more space for everyone — we now even have table tennis down there!'

The architects on the Advantage Basements team are there to bring your dream home come to life, whilst offering practical advice to ensure your desires are achievable and within your budget. The service they offer includes inspiration, a bespoke design, inspirational design advice and reassurance that you have full support during the whole journey and will be kept up to date with how the project is progressing. Valerie says 'I was really impressed with the Advantage Basement team and they explained what they were doing every step of the way — I felt very involved. Highly competent, I always felt very confident at what they were doing.'

Why not take a look at the Advantage Basements online gallery to see real examples of their work?

For more information on Advantage Basements visit advantagebasements.co.uk or call today on 020 8871 3055

Creating an extra room underground can enhance your lifestyle

FRENCH FANCIES

Elegant and timeless, these Gallic-inspired buys will bring a real je ne sais quoi to your home

Story KARA O'REILLY

Look to French interiors, like this home photographed by Andreas von Einsiedel, for inspiration this spring

1

2

3

4

5

6

1. Gianara giant floor-standing candlestick, £330, outthereinteriors.com
2. Adagio bathroom chandelier, £169, marksandspencer.com
3. Large sunburst mirror, £85, barkerandstonehouse.co.uk
4. La Rochere bee motif mouth-blown tumblers, from £5.95, divertimenti.co.uk
5. Normandy shabby chic bedside table, £172, frenchbedroomcompany.co.uk
6. Hector small pleat ceramic table light, £129, originalbtc.com
7. Glorious Gilt full-length mirror, £295, frenchbedroomcompany.co.uk
8. Rays of Spring canvas, £183, mineheart.com
9. Brioche kitchen chair, £330 per pair, loaf.com
10. Lille wall clock, £80, newgateclocks.com

8

7

9

10

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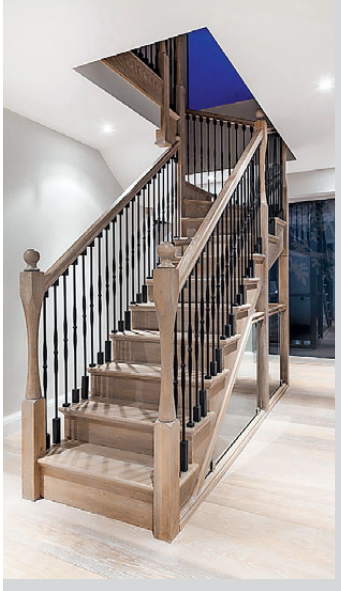

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This contemporary Urbo bespoke kitchen designed by Roundhouse is matt-finished in Farrow & Ball's Down Pipe; roundhousedesign.com

THE TIMELESS EFFECT

Plan your kitchen carefully and it could last you a decade

Story KARA O'REILLY

Before you start

If you are planning a kitchen revamp, do your research and have a sense of what you need before meeting with a kitchen designer. 'It's always helpful if the client knows what they do and don't like, and if there are specific appliances that they would like incorporated into the design – such as a range cooker,' says Robert Burnett, Head of Design at Holloways of Ludlow (hollowayskitchens.com). 'Also think about how you use your kitchen and make sure the design matches your needs,' advises Jamie Telford, Director of Roundhouse (roundhousedesign.com). 'For example, are you a serious cook who needs acres of prep space and robust work surfaces, or do you do a lot of entertaining and need a dedicated dining area?' ›

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The benefits of bespoke

Go bespoke and these specialist companies really can make your dream kitchen come to life. 'For example, they won't say no when a customer asks if their cabinets can extend to the ceiling or if they want the worktop to be 955mm high,' says Robert. 'A bespoke kitchen gets designed to make the best of all the available space. Also, there is no limit on the size of the cabinet, the shape of the cabinet, the colour or type of material. Clients simply end up with a much finer, more practical kitchen with greater storage capacity.'

Current trends

'With pressure on every inch of space in urban homes, combined with the desire for a large social area, open-plan kitchens with a large, multifunctional island are the most popular,' says Jamie. 'Classic, hand-painted, "in-frame" kitchens appear to be making a comeback, particularly in period properties,' adds Robert. 'When considering the colour of your kitchen, soft, neutral tones such as minks and blue-greys are timeless choices.'

Timeless good looks

'Kitchens that display craftsmanship, functionality and are designed to be unique are more likely to withstand the test of the time, in the same way as a well-designed and crafted piece of furniture,' Robert concludes.

Kitchens that display craftmanship are more likely to withstand the test of time

This elegant Spitalfields kitchen by Plain English is truly timeless; plainenglishdesign.co.uk

This Suffolk kitchen by Neptune epitomises modern country chic; neptune.com

KITCHEN SPECIALISTS WE LOVE

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British Standard (020 7870; 7688; britishstandardcupboards.co.uk)
bulthaup by Kitchen Architecture: (020 8785 1960; kitchenarchitecture.co.uk)
Connaught Kitchens (020 7706 2210; connaughtkitchens.co.uk)
Harvey Jones (020 7228 4454; harveyjones.com)
Holloways of Ludlow (020 7602 5757; hollowayskitchens.com)
John Lewis of Hungerford (020 7371 5603; john-lewis.co.uk)
Laurence Pidgeon (020 7610 6166; laurencepidgeon.com)
Neptune (020 7371 9997; neptune.com)
Plain English (020 7486 2674; plainenglishdesign.com)
Poggenpohl (020 7902 5245; poggenpohl.com)
Roundhouse (020 7297 6220; roundhousedesign.com)
Smallbone of Devizes (020 7581 9989; smallbone.co.uk)

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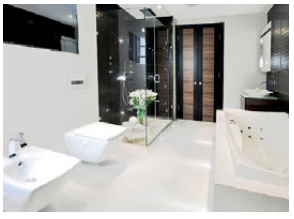

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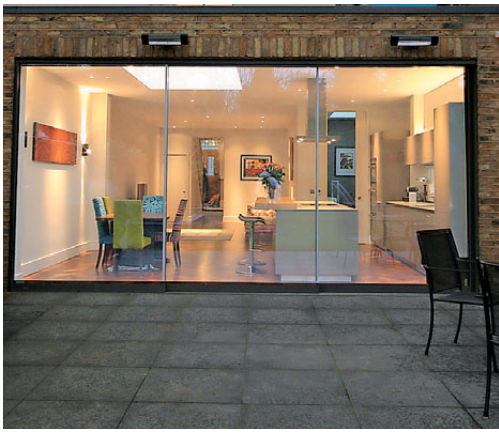

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Mother's Day Menu

& Carvery & Fish Station

Mother's Day Menu

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Herb Crust Cod Filet, Asparagus & Spinach, Chablis Cream Sauce

All served with a selection of Potatoes & Seasonal Vegetables

Selection of Starter & Salads & Fish Station

Selection of Desserts from the Kitchen

Coffee & Richmond Hill Fudge

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PEMBROKES
RESTAURANT & BAR

TOM PARKER BOWLES

Double entendre? How bistros and brasseries – no, they are not the same – have made a difference to London's dining scene

It's a question that has baffled the finest minds for eons, an enigma so perplexing that even the greatest of Gallic philosophers are forced to shrug their shoulders and admit, 'Non, je ne sais pas.' But the conundrum in question relates not to matters metaphysical. Rather the markedly more important 'affairs de l'estomac', and the difference between la brasserie and le bistro.

But surely, I hear you cry, they are one and the same, merely two different names for two great French institutions? Plat du jours, vins de table, a smattering of much loved classics – l'escargots, soupe a l'oignon et al – and the usual elderly, somewhat dyspeptic waiters. Mais non. They are, in fact, two entirely different beasts.

Because the brasserie is traditionally all about the beer. Literally. They started off as breweries (brasserie means brewery) in Germany before being brought to Paris after the war of 1870 by refugees from Alsace Lorraine. Basic wooden chairs and tables were the norm. That is until rather more ornate and Belle Époque ostentation took over. One of the last remaining great brasserie alsacienne is Brasserie Lipp in Paris.

Anyway, with that small matter cleared up, let's coupe to la chase and jet back to London, and in particular South Kensington's La Brasserie (labrasserielondon.com), with its marble, chequerboard floor, and white-aproned waiters and immaculate steak tartare, coq au vin, confit de canard and crepes. I've been going for years and it never changes, very much part of its appeal.

Moving up a few levels, in both cooking and price, is Mayfair's immaculate Brasserie Chavot (brasseriechavot.com), which takes the classic brasserie, puts Eric Chavot, that brilliant chef, at the helm, and clads it in couture Dior. Exceptional beouf en daube, home-made crepinette with oysters and a cassoulet that could make a grown man cry. Très, très bon.

Bistrot de Luxe has never disappointed Tom

As for bistros, no-one does it better than the great Bruno Loubet

Brasserie Zedel (brasseriezedel.com), a baguette's hurl from Piccadilly Circus, is very much in the traditional mould. Fast service, beautiful Belle Epoque décor, cheap prices, fairly tightly packed tables, a vast menu, all cooked very well indeed. No wonder the place is constantly rammed.

As for bistros, no-one (save the Galvin brothers) does it better than the great Bruno Loubet at Bistrot Bruno Loubet (bistrotbrunoloubet.com) in Clerkenwell. Crisp pigs' trotters, rabbit and pork rilletes, mussels in cider and apple tarte Normande. Similarly beautiful is the ever-brilliant Galvin Bistrot de Luxe on Baker Street (galvinrestaurants.com), a place where I've never had so much as a mediocre bite. A cheaper option is Bistro Aix (bistroaix.co.uk) in Crouch End, which is endlessly reliable. Vive La France, indeed.

{ To see what upset Tom this month, plus news on what could be the next big thing, go to **theresident.co.uk** }

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10 *of London's top new* RESTAURANT OPENINGS

Learn expert cooking techniques at The Dysart in Petersham

DON'T MISS!

The Dysart's new monthly cookery and wine demonstrations. Recently awarded the Annual Award of Excellence from the International Food and Wine Society, the Dysart's head chef Kenneth Culhane and MD Barny Taylor will present early spring ingredients, raw tastings, cooking techniques with the results then served as a supper. Date: 31 March, Tickets £48.

135 Petersham Road, TW10 7AA; 020 8940 8005; thedysartpetersham.co.uk

FOOD *NOTEBOOK*

Emily Manson's local foodie news this March

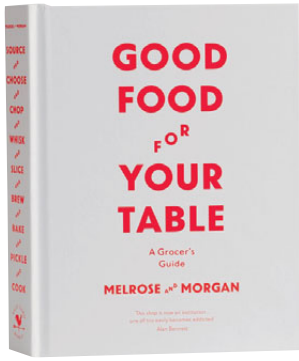
Cloister Coffee

Strawberry Hill House's Cloister Coffee House has reopened, run by former Brula owner, Lawrence Hartley. Open Sat-Wed serving lunches, teas, light bites, cakes and coffees 10am-5pm. Fully-licensed, dishes range from 1700s inspired bites like 'pigge pye' and potage soup, hearty salads and foods such as Cumberland sausages and pasties.

268 Waldegrave Road, TW1 4ST; brula.co.uk

MOTHER'S DAY MAGIC

Take the stress out of Mother's Day with Sonny's Kitchen's take-out picnic. Starters to choose from include gravadlax and pork terrine & piccalilli, mains of slow braised lamb or salmon coulibiac will keep everyone happy while and puds of treacle tart, apple crumble or the famous SK chocolate brownies are sure-fire crowd pleasers. £20 . 94, Church Road, SW13 0DQ; 020 8748 0393



By the book

West London resident and co-author of new foodie bible, Good Food for Your Table, is a grocer's guide to the weekly shop. With tips and information on seasonality, preserving and serving, the owners of Melrose and Morgan have put their decade's worth of experience into this book, which is sure to be the next must-have kitchen table accessory.

SALAD DAYS

Petersham Nurseries' spring calendar is the answer to every budding gardening foodie's prayers. With new classes planned this month covering planning your vegetable garden and how to sow successful salads, your summer veggies are sure to be a runaway success. petershamnurseries.com/events

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New season LOOKS

Shona Wallace showcases spring 2015's new style direction

Gucci silk striped scarf, £245, net-a-porter.com

Denim mini dress, £395, from Victoria Beckham, victoriabeckham.com

Bid adieu to your cosy cashmere coat: it's time for a sartorial spring clean. From chic stripes to all-white, the SS15 collections are awash with elegant pieces that'll easily translate into your wardrobe

All clothes on model from a selection at jcrew.com

£250 at J Crew 165 Regent Street, London W1B 4ND

Online
For more photos from this feature visit theresident.co.uk

Tibi striped silk satin skirt, £665, net-a-porter.com

Gianvito Rossi denim boots, £475, from Harvey Nichols, harveynichols.com

DISCOVERMORE

Embracing an innovative, modern approach whilst keeping traditional values at its core, Kew House School takes an exciting stance on 21st century education. With state-of-the-art facilities, a broad curriculum and excellent pastoral care, Kew House is a place where you would want to be – a place of learning and discovery, laughter and friendship.

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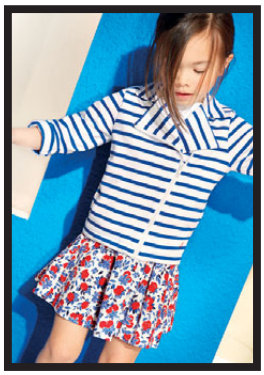
A SPLASH

Head on down to Pools on the Park, where your junior Richmond and Barnes residents can enjoy a host of kids activities this spring. From swimming lessons and pool parties to dance and sports clubs, visit the website (springhealth.net/Richmond) for further information.
Old Deer Park, Richmond, Surrey TW9 2SF

MINI *RESIDENT*

Big ideas for little people this March



OH LA LA

Get the French look without leaving Hill Street! We love this typically French striped jacket, from £56, and Red Lemon skirt, from £34. Petit Bateau, 56/58 Hill Street, TW9 1TW; 020 8332 6956

Hop to it

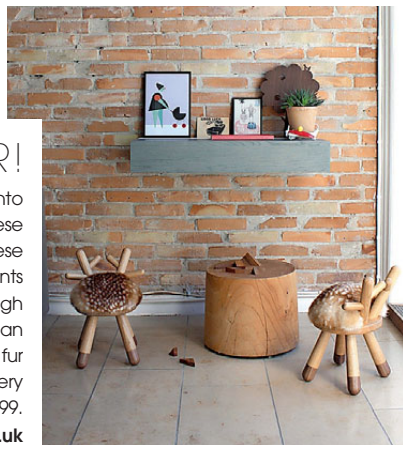
Perfect for spring, this Ball Bunny is super sweet and costs just £4.
Find it at Sainsbury's, Lower Richmond Road, Richmond TW9 4LT; 020 8876 9554; sainsburys.co.uk

Stylish storage

Tidy rooms lead to sweet dreams, isn't that right mum and dad? We love the Tessera Nine Cube Storage Unit; it includes nine cubby holes that can be combined with matching doors or storage bins to help conceal the clutter. Available in a choice of colours, it costs £275.
Aspace, 725 Fulham Road, London, SW6 5UL; 020 7731 7768; aspace.co.uk

OH DEER!

Bring the spirit of Richmond Park into your little one's room with these adorable Bambi stools by Japanese designer Takeshi Sawada for Elements Optimal Denmark. Made from high quality European oak and American walnut; the seat is covered in faux fur made from nylon, which makes it very easy to clean. £199.
skandivis.co.uk



The likes of Sevenoaks School and, inset, Bromley High offer a host of sporting opportunities for pupils

SPORTING CHANCE

A new report suggests PE lessons are on the wane, but a love for physical activity doesn't necessarily have to start at school

Words SUE LAIDLAW

If you struggle to keep your hallway free of an assortment of kitbags, dirty football, rugby, lacrosse or hockey boots, and are fed up with a constant stream of dirty kit, then the latest research might come as a surprise.

The biggest survey of its kind for over four years has just been published and suggests that there has been a considerable drop in the amount of time given over to PE in schools – in fact, there appears to be a significant drop to less than two hours per week. The survey, conducted by the Youth Sport Trust, also suggests that links between school and community sports projects have also fallen.

Whilst there is no reason to doubt that this is not accurate, perhaps it doesn't paint the entire picture. In our local community, as well as in family life and amongst friends, there is certainly little evidence of lack of interest or activity in sport. Saturdays are a timetable of fixtures; local parks are filled with eager little boys in football kit, and much older veteran boys doing their best to look as lively as the eager little boys!

One can conclude that, for those who have a natural interest in physical activity, whether there are more or less than two hours sport in school, there will always be some outlet for that desire to get moving. It doesn't need to be planned or expensive.

Perhaps what is more significant is making options for physical activity accessible and appealing to those children for whom it is naturally less appealing, whatever their age. Finding an activity that will engage young children can set them on a path to enjoying sport for life. It doesn't need to be competitive – indeed this is the root of the problem for some children, but for others this is the key to success.

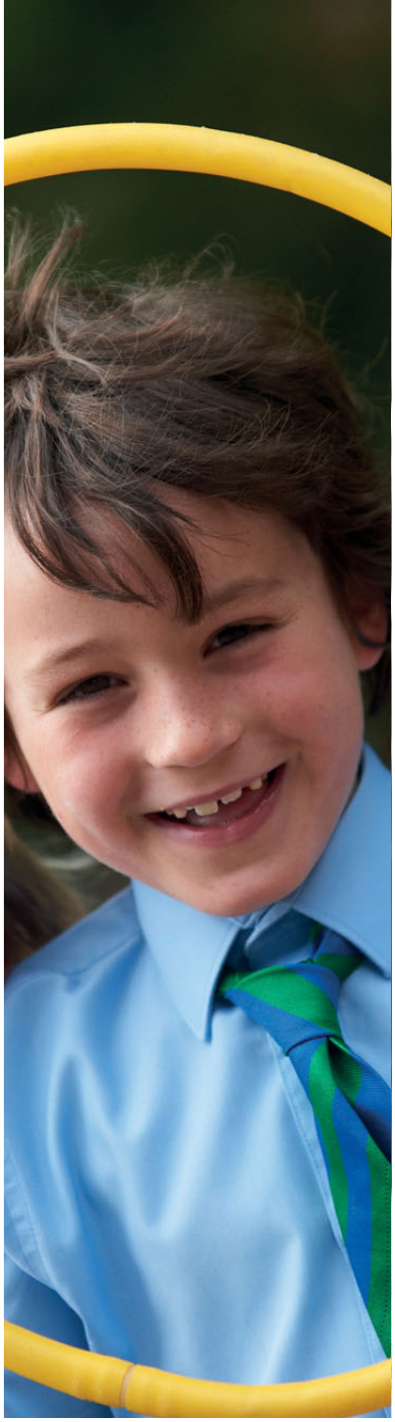
Sustaining interest into the teenage years can also be a challenge. One Headmistress has recently commented that many teenage girls are left with a lack of confidence and interest if an old-style approach to PE is adopted. However, many schools do a very good job in providing a wide selection of options, particularly for girls – Zumba and spinning classes to name but two.

At home, offering options for interesting regular physical activities and resisting the temptation to preach on the subject can reap rewards. Getting out as a family to take the dog for a walk or organising a Frisbee competition (followed by a BBQ) might just get things going.

Whilst surveys can highlight these issues, it is surely the responsibility of not only schools, but parents, families, volunteers and communities to open the doors to all children to experience the fact that physical activities are fun.

Sue Laidlaw is Senior Partner at Laidlaw Education, Laidlaw Hall and Laidlaw School Search. See more at laidlaweducation.co.uk, laidlawhall.co.uk (020 8487 9517) and laidlawschoolsearch.co.uk (020 3674 2339)

KEW GREEN preparatory school



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www.kgps.co.uk

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9:15am Wednesday, 18th March 2015

9:15am Wednesday, 6th May 2015

9:15am Wednesday, 20th May 2015

9:15am Wednesday, 24th June 2015

To register your attendance at one of our open mornings, please phone 020 8948 5999 or mail secretary@kgps.co.uk

WATER WORLD

Watermark at the Cotswolds Water Park offers you the chance to swap London for tranquil luxury every weekend

Words VICTORIA PURCELL

A beautiful holiday home on Summer Lake, imagine that. A wonderland of peace and tranquility where friends and family gather to linger over dinner on the expansive, lakeside terrace. It sounds beyond idyllic, but it's very much within grasp – Summer Lake is the latest development of luxury lock-up-and-leave lodges by Watermark, set within the Cotswold Water Park.

There are 147 lakes in this part of the Gloucestershire countryside, and Watermark has holiday homes on six of them. Summer Lake, the last of the lakes to be developed, is home to 50 huge, New England-style detached lodges, available to rent for short stays or to buy as a second home (22 remain to be sold).

I took the other half off for a weekend at 20 Summer Lake, a three-storey, five-bedroom property featuring stylish, neutral decor – pepped up with the odd New England blue-and-white stripe – a well-equipped kitchen for keen cooks and contemporary bathrooms. The L-shaped open-plan living space feels as cosy as it does expansive, and three sets of French doors lead you to the roomy terrace (complete with barbecue, dining table and hot tub).

Each house has a terrace overlooking the lake

The contemporary interiors open on to the lakeside deck

If you're arriving on a Friday evening after a long working week, you can arrange for dinner to be delivered – just pop it in the oven on arrival. Ours bore the logo of Gusto, a local deli, and was delicious – slow-cooked beef with chilli, truffle mash and winter veg. You can also have groceries delivered so you don't have to shop en route.

Imagine a wonderland of tranquility where friends gather on the lakeside terrace

The Cotswolds Water Park lends itself to plenty of activities. Try your hand at clay pigeon shooting (Sean O'Keeffe at Old Downs Pursuits is great), amble about the lakes, play golf, go fishing, head for the spa or dabble in various watersports. Equally, I found lazing about the house, book in one hand, wine in the other, or simply gazing out over the glistening lake, rather wonderful. And if you're into horses, it's also conveniently placed for Cheltenham Racecourse.

Be sure to visit the nearby Wild Duck Inn in Ewen one evening. It's everything you'd expect an old country pub to be with dark wooden beams, creaky floors, a great atmosphere and wonderful food (think lamb with truffle mustard crust and pork belly with cider sauce).

After such a lovely weekend on Summer Lake in the depths of winter, I can hardly bear to imagine how glorious it would be in the sun...

TRIP NOTES

Three nights self-catering at 20 Summer Lake (sleeps nine) starts from £848, call 01285 869 181). Homes for sale are priced from £445,000 to £1.3 million, call 01285 869 031. See watermarkcotswolds.com

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Independent Schools Inspectorate 2010

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9:30am Wednesday, 11th March 2015

9:30am Thursday, 30th April 2015

9:30am Wednesday, 10th June 2015

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PROPERTY

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We felt that Parkgate were trustworthy and honest as agents and mediated extremely well between prospective buyers (us) and the seller to ensure a sale. Patient, trustworthy and nothing too much trouble. Highly recommend."

RESIDENTIAL LETTINGS

"Absolutely first-class job from Susie. I spotted the property online on the day I was due to leave for Christmas, and she quickly arranged a viewing for me a couple of hours later. All the way from there until I moved in there was good, friendly communication, and I am especially grateful that Susie took the trouble to let me return to the flat to do some measuring up a week before I moved in, and after her working day was over. Highly recommended; whole process went without a hitch."

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PROPERTY *NEWS*

Your update on London's homes & interiors

Local style

With architecture inspired by the local area, the Warwick Road Masterplan – a £2bn, 7.5-acre regeneration project in West London – will deliver over 1,000 new homes, landscaped gardens, a park and primary school. When complete, Kensington Row (kensingtonrow.co.uk) and the adjacent 375 Kensington High Street will be home to more than 2,300 people.

Thomas Earle House, the first phase of Kensington Row, will comprise 82 one to four-bedroom apartments and penthouses, priced from £1.75m, with completion due in 2016.

Designed to emulate 'a garden in the city', Kensington Row will feature open-plan living areas, with touches such as engineered timber flooring and Swarovski crystal lighting.

Open-plan living areas will be finished with the finest materials

Kensington Row has been designed as a 'garden in the city'

Residents will have exclusive use of an on-site cinema, 24-hour concierge and state-of-the-art fitness suite, with pool, spa and gym.

Portland stone, which is characteristic of the area and creates part of some of the capital's most prominent buildings including St Paul's Cathedral and the Houses of Parliament, will feature throughout the development.

250 City Road will offer outstanding views of the city

LATEST CYCLE

The latest in a cluster of high-rises that have seen City Road being renamed as 'starchitect canyon', 'skyscraper highway' and 'mini-Manhattan', 250 City Road has been designed by the world-renowned architects, Foster and Partners, and will provide a mixture of residential apartments, cafés, restaurants, shops, offices, creative workspaces and a 4* hotel, with all public areas including the gardens being Wifi enabled. The Berkeley Homes project will include two landmark towers offering stunning views, along with lower-lying blocks, and will provide some 930 apartments, each with at least one bike parking space, making it the most cycle-friendly large-scale development in the capital – there will also be a dedicated bike lift and workshop. Prices start from £595,000.

HEIGHT OF FASHION

If you love fashion, what could be better than living in the former home of a fashion icon? For sale at £6.5m (rokstone.com), this three-bedroom duplex was beautifully interior-designed for Daphne Guinness, with extra touches added by the current owners.

Located on King Street, with fabulous views across Covent Garden and the Piazza, the two-bedroom penthouse combines original detailing with a contemporary décor.

Spanning the entire top floor, the luxurious master suite has unique features such as high beamed ceilings and has an adjoining living room and a black marble bathroom, while the shower has an integrated music system and fibre-optic lighting. There is also a large sunny terrace.

pg PARKGATE ESTATE AGENTS

PROPERTY MANAGEMENT

"Parkgate have been amazing so far. I am sure lots of lettings agencies talk about going the extra mile but few actually deliver.

The basic tenant sourcing, agreements etc have all been painless. Their response time has been great. We are abroad so having someone deal with day-to-day hassle has been great. But that is the mere tip of their ability.

When our flat roof from the loft extension blew off, they went round on a Saturday night, sourced builders to make it watertight and then got the roof replaced on a Sunday in less than 24 hours. Decorating and everything else were also sourced so that the tenants were able to move in without delay. If you need an estate agent or a lettings agent try Parkgate."

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PARKGATE
ESTATE AGENTS

ARLINGTON ROAD

£5,000 per calendar month

A superb five bedroom family house located close to the German School. In excellent order throughout the property boasts a lovely mature garden to the rear and excellent living space on the ground floor. EPC Rating D

LONDON ROAD

£3,000 per calendar month

This spacious three bedroom family home has been recently refurbished. Located within easy reach of excellent transport links such as Twickenham station and the A316. Available unfurnished. EPC Rating D

8 Eton Street, Richmond, TW9

PARKGATE
ESTATE AGENTS

CAVENDISH COURT

£800,000

Located on the top of Richmond Hill close to the Vineyard school. This top floor (with lift) three bedroom apartment boasts two balconies, large living area, garage and a share of freehold. EPC Rating F

RICHMOND HILL COURT

£750,000

Set within this popular development we are delighted to offer this two bedroom apartment occupying a sought after 'corner plot'. Offered for sale with no onward chain. Early viewing is advised to avoid disappointment. EPC Rating D

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OUR WORLD

The team at Parkgate Estate Agents in Richmond are passionate about property as well as life in TW9

HELEN REILLY

ACCOUNTS MANAGER

I have been with Parkgate Estate Agents for 21 Years; first starting as an administration clerk, working my way up to accounts manager. I have developed a comprehensive understanding of the property industry and the importance of the accounting side of the business. What I do love is the long term relationships we have with our clients and there are even some landlords and tenants who were around before I started. When you have been dealing with people for that length of time they are more friends than clients in some cases! If I am not working I am normally in Richmond dining out, shopping or going to the theatre and the cinema. In the summer there is nothing better than going down to the river or sitting on Richmond green watching a game of cricket in the sunshine.

accounts@parkgate.info;
0208 939 1896

RUPY MILLS

PROPERTY MANAGER

My first two jobs were in the local area and, since then, Richmond has always been close to my heart. I moved to East Sheen around four years ago, and having Richmond round the corner is perfect. It has the best of both worlds, history and architecture, as well as the facilities and practicality that make it a wonderful place to live and work. Now it feels like it's just home, but to the people that I deal with on a daily basis, both tenants and landlords, it's so much more, they tell me. The novelty and charm of Richmond doesn't seem to wear off, and its the buzz that regularly reminds me why it's such a wonderful place to be. My role at Parkgate is so varied and interesting in so many ways, I am passionate about property and problem solving is what I thrive on.

rupy@parkgate.info;
020 8939 1894

MATTHEW NORGAN

MANAGER

It would be easy to list why I love working with property and how I started out, but for me it's all about where I work and the people I meet doing it. Working and living in Richmond has given me a great opportunity to discover a new part of London life that's steeped in history. Whether it's the architecture, famous residents or simply the stunning scenery there's so much to it. It's also the people, on my 300-metre commute to work I see people I have either let to, sold to or just met through daily life. Through meeting people you also get an insight into their lives, which gives me the chance to think about what my home might one day be like given half the chance. A favourite of mine is a property on the terrace at the top of Richmond Hill overlooking the Pertersham Vale simply stunning views and vast rooms, outstanding.

matt@parkgate.info;
020 8939 1890

SUSIE HART

NEGOTIATOR

Since moving to London for University nearly four years ago, my interest has developed not only for the property industry, but for the area too. When I started renting a property within the Richmond Borough I knew this was where I wanted to live even after I had graduated. I absolutely love the picturesque village feel to Richmond, yet being so close to busy central London. In my opinion, the properties I enjoy showing prospective tenants round the most, are the ones I would love to live in myself, for example some of the apartments in Richmond Hill Court (such as the one pictured below for sale). The building always proves popular, and with the higher floors boasting far-reaching views over Petersham Meadows, these gorgeous apartments don't stay available for long!

Susie@parkgate.info
020 8939 1897

8 Cavendish, Richmond Hill, £800,000. This top-floor apartment (with lift) on Richmond Hill has three bedrooms, two balconies and a garage.

5 Arlington Road, £5,000 per calendar month.
A beautiful five bedroom family home. Close to the German School. Unfurnished.

128 Richmond Hill, £8,500 per calendar month. A quite stunning apartment overlooking Petersham Meadows. Refined elegance in an outstanding location.

42 Richmond Hill Court, £750,000. Located on the slopes of Richmond Hill. This two bedroom apartment occupies a corner plot in this popular development.

Winkworth

A UNIQUE PERSPECTIVE ON BUYING, RENTING AND SELLING HOMES

CHISWICK W4 £8,500,000 FREEHOLD

This home is unique, with accommodation in excess of 10,000 square feet combined with a very large and private rear garden. Ten bedrooms, eight bathrooms and staff quarters. The property also benefits from a substantial pool complex and ample off road parking and a garage. EPC rating F.

RICHMOND HILL, TW10 £6,500,000 FREEHOLD

If entertaining on a grand scale is on your agenda then this double-fronted home, with spacious rooms throughout, and an indoor swimming pool may be for you. Close to Richmond Park, it benefits from a double garage and could be extended with the right consent. Circa 4876 sq ft (453 sq m) EPC rating G.

RICHMOND, TW10 £1,250,000 FREEHOLD

If you like the idea of being close to the River and seek a house offering great entertaining space (including a 24' (7.66m) kitchen dining room) then please do read on.The 1634 sq ft (152 sq m) of accommodation is currently arranged to offer two floors of reception space and two floors of bedrooms.EPC rating E.

TEDDINGTON, TW11 £899,950 LEASEHOLD

If you fancy a taste of the high life then this stunning modern apartment facing the River Thames with delightful views may well suit. Three bedrooms, two bathrooms and two balconies the property is also within easy reach of Teddington station. Circa 1089 sq ft (101 sq m) EPC rating B.

KEW, TW9 £849,950 FREEHOLD

With a wonderfully open aspect overlooking the local recreation ground this well presented four bedroom, three bathroom, end of terrace house has been the subject of complete remodel and refurbishment. Circa 1120 sq ft (104 sq m) EPC rating D.

RICHMOND, TW9 £725,000 SHARE OF FREEHOLD

With circa 962 sq ft (89 sq m) of space this newly converted flat makes entertaining easy with a well proportioned kitchen dining room in which to host those long dinner parties. A separate reception room, two double bedrooms whilst outside there is gated off street parking. EPC rating C.

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PETERSHAM, TW10 £5,000 PER CALENDAR MONTH

A five bedroom family home in Petersham, perfectly located for the German school. Comprising of 5 bedrooms, 3 bathrooms, reception room, fully fitted modern kitchen, conservatory, large private rear garden with a shed located at the end of the rear garden. 1991 sq ft (185 sq m) EPC rating D.

RICHMOND GREEN, TW9 £4,250 PER CALENDAR MONTH

Richmond Green has to be one of the most desired locations to live locally. We have on offer a stunning, high specification two to three bedroom flat with access to a lovely communal garden in a grand Victorian house. Circa 1393 sq ft (129 sq m). EPC rating D.

RICHMOND HILL, TW10 £4,200 PER CALENDAR MONTH

Offering both character and modern bathrooms this well presented three bedroom period house can be found on the slopes of Richmond Hill close to local amenities and schools. Also with parking for one car. Circa 1555 sq ft (144 sq m) EPC rating F.

HAM COMMON, TW10 £3,700 PER CALENDAR MONTH

A beautiful four bedroom cottage overlooking Ham Common. The property comprises of stunning large courtyard with fountain, a double reception room with wooden floors, further reception room, conservatory, and fully fitted kitchen. Ideal for the German School. Circa 1745 sq ft (162 sq m). EPC rating F.

KEW, TW9 £3,000 PER CALENDAR MONTH

With a wonderfully open aspect overlooking the local recreation ground this well presented four bedroom, three bathroom, end of terrace house has been the subject of complete remodel and refurbishment by the current landlord. Circa 1120 sq ft (104 sq m) EPC rating D.

RICHMOND HILL, TW10 £2,200 PER CALENDAR MONTH

Anyone for Tennis? A well presented two bedroom top floor flat in this prestigious Richmond Hill development with lift, porter and even a communal tennis court, within easy reach of the town centre and Richmond Park. Circa 870 sq ft (81 sq m) EPC rating E.

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SOTOGRANDE €4,750,000 REF: WW189

An elegant, architect designed cortijo style villa of distinction with 7 en suite bedrooms located in a private cul-de-sac in Sotogrande Alto with unrivalled golf fairway views. Features include reclaimed marble flooring and beams, antique doors and a first class luxury spa, gymnasium & padel court.

SOTOGRANDE €3,280,000 REF: W156

A magnificent luxury villa with 6 bedrooms and 5 bathrooms located in Sotogrande with views towards Valderrama Golf Course and the Mediterranean Sea. This luxury villa has been built to the highest specification and only the finest quality materials have been used. The Villa has a large external pool set within the landscaped garden and internal spa with gymnasium.

JIMENA DE LA FRONTERA €1,250,000 REF: WW195

A wonderful opportunity to purchase a superb Polo/Equestrian finca of approximately 4.5 hectares close to the white village of Jimena de la Frontera and 20 minutes from Sotogrande. Two houses with two bedrooms and two bathrooms, 22 large loose boxes, grooms quarters, canter track, stick & ball field.

MARBELLA €950,000 REF: WW199

A fabulous 5 bedroom, 4 bathroom villa built on one level with an independent guest apartment situated in a quiet cul-de-sac in Nueva Andalucia. Conveniently located close to the casino, cafes and restaurants and walking distance to the luxury yachting marina of Puerto Banus.

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WINKWORTH SPAIN
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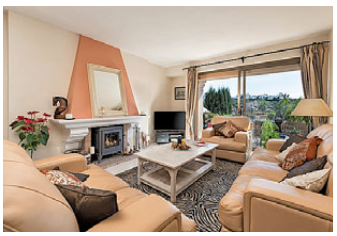
ESTEPONA

€795,000 REF: WW196

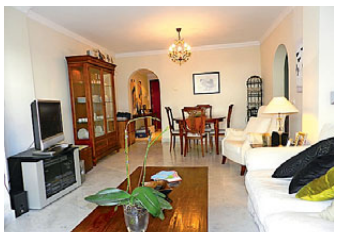
An exceptionally stylish interior designed 4 bedroom 3 bathroom villa. Beautiful internal and external features include a feature fireplace, ornate cornicing and a lily pond and waterfall. Situated only 5 minutes from the luxury yachting marina of Puerto Banus.



BENAHAVIS (ESTEPONA)

€360,000 REF: WW207

This beautiful duplex penthouse apartment is situated within a quiet, gated community just five minutes from the famous yachting marina of Puerto Banus. The spacious accommodation includes 3 double bedrooms, 3 bathrooms and a large terrace with barbecue and summer kitchen.



GUADALMINA (MARBELLA)

€220,000 REF: WW201

A bright 3 bedroom apartment situated on a beach and golf side gated complex just 300 meters from the beach and walking distance to the local shopping centre. The communal areas include a swimming pool and attractive mature gardens. An ideal holiday apartment at a very competitive price.

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LES RIVAGES
D'ESTEPONA

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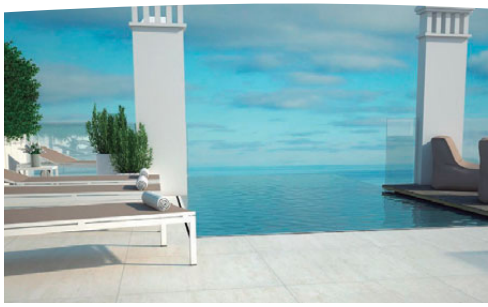

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ROBINSON
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PRINCES ROAD, EAST SHEEN, LONDON SW14 £1,395,000

Unique modern detached single storey house in a secluded position in East Sheen with amazing gardens located at the end of a quiet cul de sac. Built on the site of a former school and comprising a fabulous sitting room, dining area, fitted kitchen, reception hall, utility room, shower room, 3 bedrooms 2 with an en suite bathrooms. Amazing gardens in 3 distinct portions including a rear garden 34'11 x 29'8 a further 105' garden with path and two sheds and there are further gardens extending to 110'. EPC rating D

STANLEY ROAD, EAST SHEEN, LONDON SW14 £649,950

Attractive Victorian cottage located on the Parkside of Sheen within the "Old Shene Village" area and therefore close to Sheen Mount School & Sheen Common comprising a through reception room, modern white bathroom and the separate w.c, kitchen/ breakfast room with doors leading out to the west facing rear garden and there are 2 double bedrooms to the first floor and a loft hatch with pull down ladder leads up to a large loft space with skylight that could be further developed (STPP) EPC rating D

PARKWAY HOUSE, SHEEN LANE
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LOWER TEDDINGTON ROAD, HAMPTON WICK, KT1 £1,100 PCM

A very well presented and spacious one bedroom first floor Victorian conversion flat in a fantastic location, just moments from Hampton Wick station and Kingston Bridge. The accommodation, presented neutrally throughout, comprises a large reception room with high ceilings, large double bedroom overlooking communal gardens, kitchen, bathroom and many original features including sash windows. Available unfurnished. EPC rating E.

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Computer generated image depicts London Square Teddington. Details are correct at time of going to press.

NEIL OATES

SENIOR BRANCH MANAGER, TWICKENHAM HAART ESTATE AGENTS

Community spirit puts the haart in Twickenham

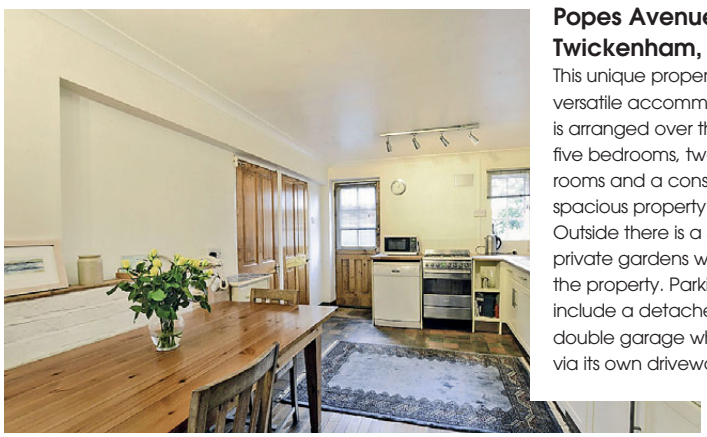
Twickenham is home to the headquarters of the Rugby Football Union and Twickenham Stadium, the world's largest rugby stadium. However, what people may not know is that Twickenham is a town steeped in history, with many attractions to visit such as York House Gardens, Marble Hill House, Strawberry Hill House and Orleans House Gallery.

I have worked in the area for over 10 years now and Twickenham has a real sense of community about it, from street parties, music concerts to farmers markets, and arts and craft stalls. Twickenham has a range of excellent schools both state and private, as well as a vast array of pubs and restaurants, and some stunning riverside parks and open spaces.

Most people move to Twickenham because it offers excellent value for money in comparison to Richmond and Teddington. There is a diverse range of properties available; large Victorian houses in St. Margarets, capacious Victorian Villas in Cambridge Park, stunning red brick Edwardian houses in Strawberry Hill, Victorian cottage around Twickenham Green, and an abundance of 1930s family houses.

Twickenham is a town steeped in history, with many attractions to visit such as York House

haart of Twickenham are coming up to our first year anniversary, and we have been welcomed with open arms. We have engrained ourselves within the local community and have sponsored both the summer fair and Christmas fair for St. Marys Church of England School as well as a host of street parties. We shall continue to provide a very high level of service. In my opinion, Twickenham is not just the home of rugby, it is the home of community and we are happy to be the haart!



Popes Avenue, Twickenham, £1,500,000

This unique property offers highly versatile accommodation which is arranged over three floors. With five bedrooms, two reception rooms and a conservatory this spacious property is great find. Outside there is a sauna and private gardens which surround the property. Parking facilities include a detached brick built double garage which is accessed via its own driveway.

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Family Living

£500,000

Powder Mill Lane

Ref: 0207

This wonderful family home offers plenty of scope for development and currently comprises three double bedrooms, a spacious living/dining room, family bathroom and kitchen. Externally, there is a lovely south facing garden to the rear, with a raised patio area near the house. The gravel area provides off street parking, whilst the front offers a picturesque lawn garden with various trees.

EPC Rating C

Sleek and Sophisticated

£384,950

Lebanon Court

A beautifully presented, generously proportioned top floor apartment within a desirable 1930s mansion block, overlooking York House Gardens with rear views towards Richmond Hill. Located in the Twickenham Riverside Conservation Area, a short walk from Twickenham mainline station (with direct, frequent services into London Waterloo).

- Two Double Bedrooms
- Fitted Kitchen

EPC Rating C

haart

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Seeing is Believing

£385,000
Manor Court
Ref: 0195

Situated within this highly popular development is this spacious, top floor, purpose built apartment. The accommodation comprises two double bedrooms, a spacious living room with fantastic views over the wonderful communal gardens, a luxury bathroom and a superb fitted kitchen. Beautifully refurbished throughout to a high standard and benefitting from no onward chain.

EPC Rating C

Perfect for Professionals

£1,600 pcm
Richmond
Ref: 0105

A delightful two bedroom top floor apartment to let, situated in the heart of Richmond with all its amenities moments from your doorstep. Wonderfully light and spacious throughout, this modern apartment boasts the ideal in convenient living. The entrance hall leads to a large open plan reception room and high specification kitchen. There is a master bedroom with en suite shower room, a further double bedroom and separate family bathroom.

Offered unfurnished and available immediately.

EPC Rating D

Tenancy setup fees apply to all lettings properties: £300 for one tenant. £60 for each additional tenant or guarantor, if required. Check-in fee variable. Quoted prices are inclusive of VAT.

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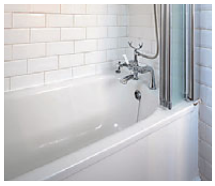

Worple Street, Mortlake, London £1,800 per calendar month

A delightful cottage within walking distance of Mortlake station and Mortlake High Street. The property has two reception rooms leading to separate kitchen and family bathroom on ground floor. Two newly decorated double bedrooms. Private paved rear garden.

Available Now

Woburn Court, Stanmore Road, Richmond £1,800 per calendar month

Spacious and immaculate 2 bedroom apartment in quiet road yet within an easy walk of Richmond Station, restaurants & shops. New modern kitchen and bathroom with separate large reception/ dining room. 2 double bedrooms with built in storage. Private garage.

£415 per week Available Now

Letting your property can provide an excellent return on your investment but it is essential to have good professional advice and an excellent management team to look after your interests.

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Lancaster Park

This beautiful Victorian house is located on one of the most sought after roads, equidistant from Richmond village and Richmond town centre. Accommodation briefly comprises: six bedrooms, bay fronted reception room, large dining room, fitted kitchen, west facing garden and off street parking. This substantial house retains many original features and would make an ideal family home.

Guide Price: £2,500,000 Freehold

Kimbell Gardens

This four bedroom, three bath/shower room Victorian family home is located on a quiet residential road. Presented in immaculate condition this handsome house provides well balanced accommodation, briefly comprising: bay fronted reception room, large kitchen/dining room, garden, master bedroom with en suite dressing room and wet room, three further double bedrooms, roof terrace and two further wet rooms.

Guide Price: £1,900,000 Freehold

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David & Anissa Cantell

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Though the hustle and bustle of Central London seems a world away, there are excellent direct mainline links into London Waterloo and underground (District Line) access into London Victoria.

With an abundance of green open spaces and the River Thames, Richmond provides the perfect city escape.

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